



Fern Cottage, St Florence

Offers In Region Of £400,000

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Fern Cottage, St Florence

Chandler Rogers is delighted to present Fern Cottage; a tastefully designed Victorian stone cottage which provides stylish accommodation with great attention to detail, combining many original features and materials with elegant contemporary design. The result is a beautiful property with accommodation comprising Lounge, Kitchen/Dining Room Shower Room, and Utility on the Ground Floor, and Three Bedrooms and a Family Bathroom on the First Floor. Externally, there is a low maintenance garden with a lawn, a paved patio and mature shrubs and plants at the side, and a tarmac driveway at the rear provides off road parking for two cars, with additional parking available in the integral Garage. The design features include exposed stone and timbers, and the property also benefits from oil fired central heating and log burner in the lounge.





Lounge

4.01m x 3.4m (13'1" x 11'1")

Enter through timber door into Lounge. Timber framed window to front with deep slate sill. Door to Kitchen/Dining Room. Bespoke spiral staircase to First Floor. Log burner with slate hearth and stone surround, with former bread oven "nook" now used as a log store. Exposed beams and stonework.

Kitchen/Diner

6.1m x 2.92m (20'0" x 9'6")

Two timber frame windows to side. Timber door to the side leading to the garden, and door to Utility. Fitted with a range of wall and base modern country style units with matching granite worktop extending to window sills. Integral appliance comprising Neff electric oven and hob with extractor over, under counter fridge and dishwasher. Inset stainless steel sink with mixer tap over and waste disposal. Exposed beams. Tiled floor.





Dining Area

Ample space for family sized dining suite.

Utility Room

1.91m x 1.22m (6'3" x 4'0")

Doors to Shower Room and garage. Granite worktop and integral shelving. Space and connection for washing machine and tumble dryer. Tiled floor.

Shower Room

2.18m x 1.22m (7'1" x 4'0")

Velux to side. Furnished with matching contemporary suite comprising mains shower in glazed enclosure, WC, and pedestal wash hand basin. Heated towel rail. Fully tiled walls and floor.



First Floor Landing

Doors to all rooms. Exposed stonework and beams.

Bedroom One

3.94m x 2.84m (12'11" x 9'3")

Window to front with wide sill. Bespoke fitted wardrobes and storage. Exposed beams.

Bedroom Two

3.1m x 3.02m (10'2" x 9'10")

Double glazed window to side with slate sill. Bespoke fitted wardrobes and storage.



Bedroom Three

2.34m x 2.31m (7'8" x 7'6")

Window to front with wide sill. Currently used as a Dressing Room with integral hanging rails and shelving. Exposed beams.

Family Bathroom

2.54m x 1.78m (8'4" x 5'10")

Double glazed window to side with slate sill. Furnished with matching modern suite comprising bath with mixer tap and shower attachment, WC, and wash hand basin in vanity unit. Heated towel rail. Part tiled walls. Double door to large airing cupboard housing hot water cylinder.

Externally

The cottage enjoys a beautiful south facing low maintenance garden, which offers a neat lawn, a paved patio and mature shrubs and trees; the perfect spot for al fresco dining and relaxing.





Garage and Parking

4.82m x 4.22m (15'9" x 13'10")

Window to side. Timber side hung bi-fold doors to rear where a tarmac driveway provides off road parking for two cars. Space and connection for upright fridge freezer. Brand new oil fired central heating boiler. There is great potential to convert the Garage to additional accommodation.

Property Information

We are advised the property is Freehold, with mains power and drainage connected.

Oil fired central heating (the current owners have just installed a brand new boiler)

Council Tax band D.

The village of St Florence is situated in a Conservation Area.

On entering the village, follow the one-way system past The Sun Inn. Take the second left

Directions

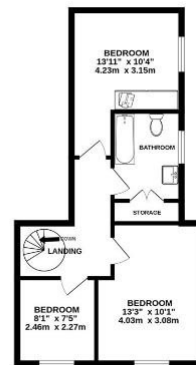
On entering the village, follow the one-way system past The Sun Inn. Take the second left turn after Flemish Close, Fern Cottage will be found on the corner opposite the Chapel.



GROUND FLOOR
712 sq ft. (66.2 sq.m.) approx.



1ST FLOOR
439 sq ft. (40.6 sq.m.) approx.





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